Davidson County DEEDWARR
Recvd: 02/03/06 15:46 3 pgs
Fees:18.00 Taxes:684.13
20060203-0014028

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $184,900.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 31st day of January, 2006.

Notary Public

My Commission Expires: 1/24/09

PATRICIA A. GREER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Micheal R. Rozenboom and Catherine E. Rozenboom, husband and wife,

3613 Coles Branch Drive
Antioch, Tennessee 37013

SEND TAX BILLS TO:
NEW OWNER
Countrywide Home Loans Inc.
3011 armory Dr. Suite 120
Nashville, TN.
37204

MAP-PARCEL NUMBERS:

173-16-0-A-089.00-CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Asif Letherwala, married, * hereinafter referred to as Grantors, hereby transfers and conveys to Micheal R. Rozenboom and Catherine E. Rozenboom, husband and wife, , hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

BEING Lot No. 182, Hidden Creek, Phase 1, Section 1, Phase 2 and phase 3, Section 1, as shown by plat of record in Instrument No. 200302130020016 and as corrected in No. 200303310042208 and 200311200169641, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Asif Letherwala, a married, man, by Warranty deed from Beazer Homes Corp. d/b/a Phillips Builders of record in Instrument No. 20041001-0118756, Register's Office for Davidson County, Tennessee.

*Urooj Abbasi, wife of Asif Letherwala, joins in this instrument to convey any and all interest she has in said property.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to all matters as set forth per Instrument No. 200301230020016 and as corrected in Instrument No. 200303310042208 and 200311200169641, Register's Office of said County.

Restrictive Covenants of record in Instrument No. 200205140059176, 200303130033781, 200503080025065 and 200509300117906, Register's Office of said County.

Charter of record in Instrument No. 200303030027388, Register's Office of said County.

By-Laws of record in Instrument No. 200303030027389, Register's Office of said County.

Deed to Homeowner's Association of record in Instrument No. 200303030027387, Register's Office of said County.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2006, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 3613 Coles Branch Drive, Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEES**, their heirs and assigns forever, and I do covenant with the said **GRANTEES** that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEES**, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 31st day of January, 2006.

Asif Letherwala
by Urooj as Atty. in fact.

Urooj Abbasi

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Urooj Abbasi, with whom I am personally acquainted, and who proved herself to be the attorney in fact of Asif Letherwala and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of January, 2006.

Tonja Barron
Notary Public

My Commission Expires: 1-20-09

TONJA BARRON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Urooj Abbasi, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of January, 2006.

Tonja Barron
Notary Public

My Commission Expires: 1-20-09

TONJA BARRON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY